

# **SUBDIVISION ANALYSIS**

**May 26, 2010**

**S-4-2010**

**Garff-Day Subdivision – Amending Lot 1 Henry Day Subdivision**

**4091 West 3500 South**

**C-2 Zone**

## **BACKGROUND**

Craig Rigby, representing Garff Dodge Property LLC, is requesting preliminary and final plat approval for the Garff-Day Subdivision. The proposed application will also amend Lot 1 of the Henry Day Subdivision.

## **ISSUES:**

The subdivision will consist of 2 lots on approximately 18 acres. The proposed subdivision will also amend Lot 1 of the Henry Day Subdivision. The subdivision is being proposed to include property that was originally used for the Hollywood Video store adjacent to 3500 South. This store is no longer in use. The adjoining property owners have discussed dividing this parcel to be included within the boundaries of their existing property.

The property to be absorbed is approximately .83 acres in size. An existing property line separating the Garff and Day businesses will extend northward through this parcel out to 3500 South. Lot 1 of the Henry Day Subdivision will increase in size by .35 acres. A new lot will be created for the Garff property which will increase in size by .48 acres.

The area previously used for the video store will be used for parking related to each of the auto dealers. A center landscape strip will be installed between the two lots similar to the one that presently exists which is used to help designate one dealer from the other.

Public Works has reviewed the site in relation to storm water concerns. Fortunately, a storm drain box is located in what is presently the video store parking lot. An access opening will exist in the landscape strip that will allow surface water to exit the site. The access opening could also be used to move from one automotive dealership to the other.

**STAFF ALTERNATIVES:**

- A. Approval of the Garff-Day Subdivision and the amendment to Lot 1 of the Henry Day Subdivision.
- B. Continuance to address issues raised during the Planning Commission meeting.